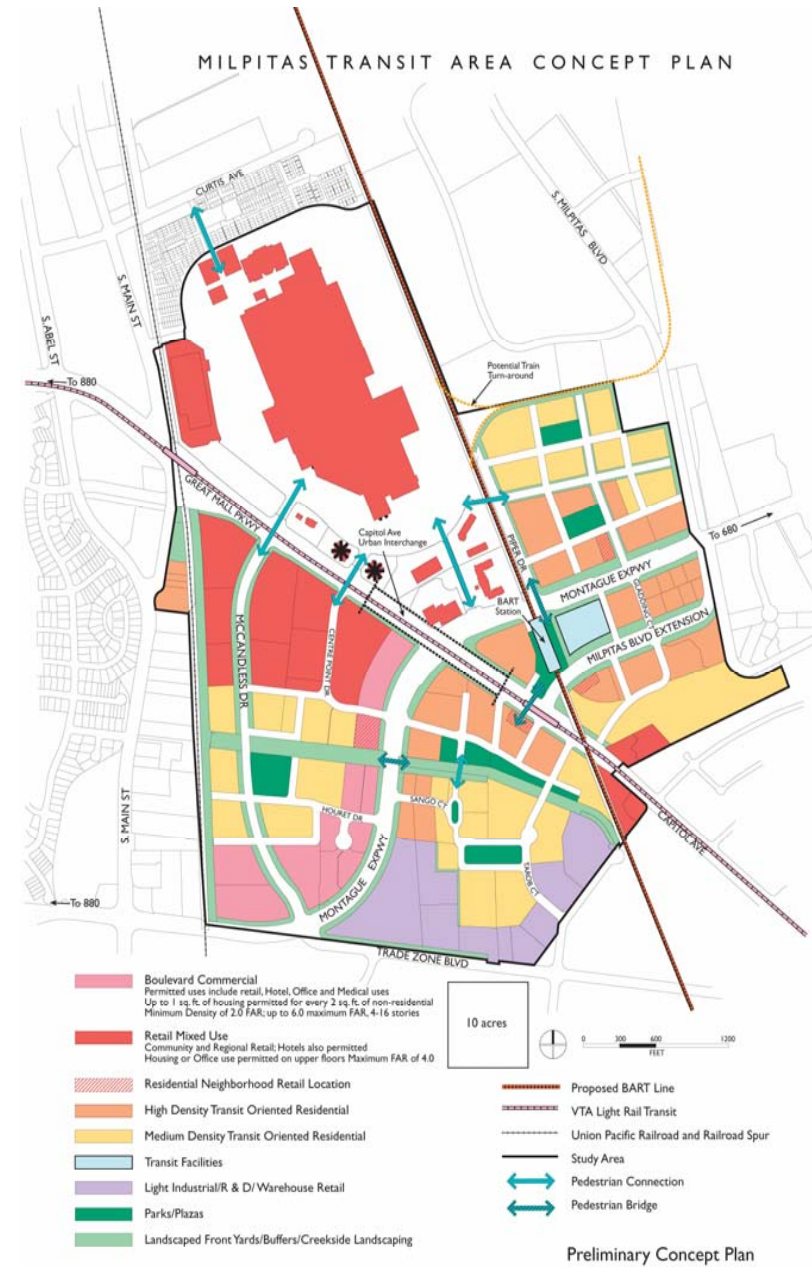
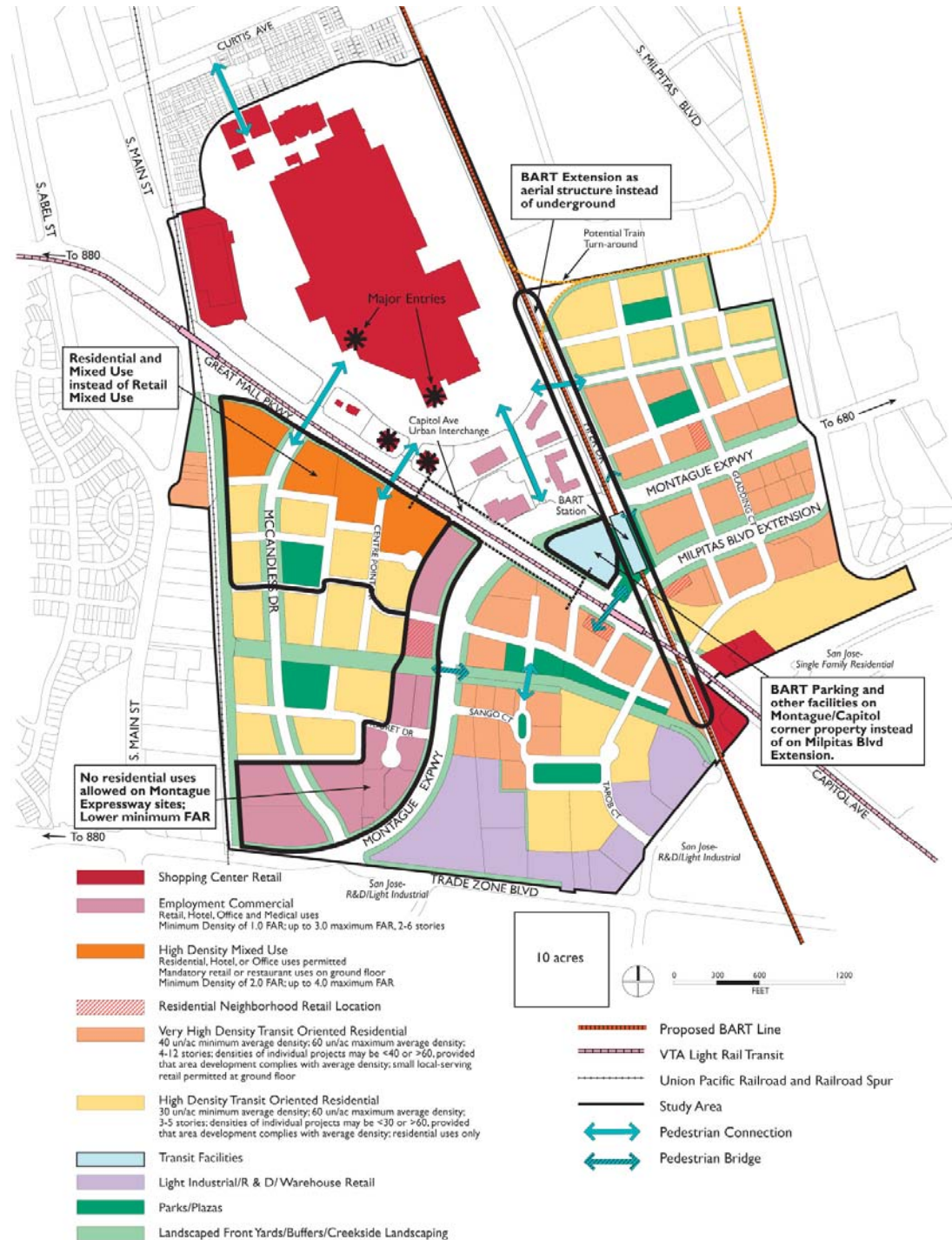


Concept Plan



- **Residential and Mixed Use instead of Retail Mixed Use**
- **No residential uses on Montague Expressway**
- **BART at corner of Montague/Capitol**
- **BART Extension Above Ground**



Regional Entertainment/ Sports Facility Alternative

- Indoor Arena or Sports Stadium or Sports Complex
- 25,000 Seats
- Mix of surface and structured parking

